

**Committee and Date**

Central Planning Committee

15th March 2018

CENTRAL PLANNING COMMITTEE

Minutes of the meeting held on 15 February 2018

2.00 - 4.22 pm in the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Responsible Officer: Shelley Davies

Email: shelley.davies@shropshire.gov.uk Tel: 01743 257718

Present

Councillor Ted Clarke (Chairman)

Councillors Dean Carroll, Nat Green (Vice Chairman), Nick Hignett, Pamela Moseley, Tony Parsons, Alexander Phillips, Ed Potter, Kevin Pardy, Keith Roberts and David Vasmer

99 Apologies for absence

There were no apologies for absence received.

100 Minutes**RESOLVED:**

That the Minutes of the meeting of the Central Planning Committee held on 18th January 2018 be approved as a correct record and signed by the Chairman.

101 Public Question Time

There were no public questions or petitions received.

102 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

With reference to planning application 17/05171/FUL - proposed mixed use development Barker Street, Shrewsbury, Councillor Dean Carroll stated that he had pre-determined the item and therefore he would leave the room, take no part in the consideration of, or voting on, this item.

With reference to planning application 17/05234/FUL - Land off Greenfields Recreation Ground, Falstaff Street, Shrewsbury, Councillors Kevin Pardy, Pam Moseley, Keith Roberts, Nat Green and David Vasmer noted that they were Shrewsbury Town Councillors but this would not affect their opinion when considering the application.

103 Land Between Preston Street & London Road, Shrewsbury - 17/01612/OUT

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

The meeting was adjourned at 2.12 pm and reconvened at 2.21 pm to allow Members the opportunity to read the additional representations received in relation to this application.

The Planning Services Manager introduced the hybrid planning application for a residential development of up to 600 dwellings, access, footpath/cycleway, public open space, landscaping and associated drainage and development infrastructure: comprising Full application for 353 dwellings, access from Preston Street, access from London Road and spine road, footpaths/cycleway, public open space, landscaping, demolition of existing buildings and associated infrastructure; and Outline submission for (up to) 247 dwellings, footpath/cycleway, public open space, landscaping and associated development infrastructure (amended description) and confirmed that the Committee had undertaken a site visit on 23rd November 2017 to assess the impact of the proposed development on neighbouring properties and the surrounding area.

The Planning Services Manager drew Members' attention to the Schedule of Additional Letters which included representations from local residents, the Weir Hill Action Group, and the agent acting for the applicant. It was added that further representations from local residents had been received since the publication of the Schedule of Additional Letters (copy attached to the signed minutes). The Planning Services Manager referred to the proposal from the agent to reduce further the maximum number of dwellings served from a single point of access off Preston Street to 150 occupied properties and advised the Committee that if they were minded to approve the application that condition 21 be amended in line with this proposal.

Mr Malcolm Bird, on behalf of the Weir Hill Action Group spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Mr Byron Granger-Jones, on behalf of the Shrewsbury Civic Society spoke against the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Tony Parsons addressed the Committee as the local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During his statement, a number of points were raised including the following:

- The pedestrian crossing was a major factor in relation to the congestion on Preston Street;

- He welcomed the proposal from the applicant to reduce the number of dwellings served from a single point of access off Preston Street to 150 occupied properties but would prefer this to be time limited; and
- He hoped that the open space would be managed by the Town Council and not by a management company.

In accordance with Council Procedure Rules (Part 4, Paragraph 6.2), Councillor Hannah Fraser, addressed the Committee as the adjoining local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During her statement, a number of points were raised including the following:

- The proposed widening of Preston Street would not alleviate the congestion caused by the pedestrian crossing;
- Local residents do not believe the traffic management proposals will work; and
- The development should not be at the expense of the health and amenity of local residents.

Mr Alex Bennett, agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Ms Jayne Smith, agent for the applicant spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

In response to Members the Planning Services Manager explained that as the applicant had proposed to reduce the number of dwellings served from a single point of access off Preston Street to 150 occupied properties he would assume that the number of properties under construction would be reduced to 175. He added that the timing of the proposed traffic calming measures for Preston Street would also be brought forward as a result of this proposal and therefore if Members were minded to approve the application he advised that condition 18 would require amendment to reflect this.

Further to discussion in relation to the congestion caused by the pedestrian crossing on Preston Street, the Area HDC Manager (North) explained that a signalled pedestrian crossing could be requested but a feasibility study would be required to establish if this was considered beneficial.

The agent confirmed that the applicant was willing to provide funding for a signalled pedestrian crossing if it was proved that this was beneficial and noted that if the link through the Shrewsbury College (SCAT) was not achievable the applicant was happy to explore other opportunities for the money allocated for this.

Having considered the submitted plans for the proposal and noted the comments of all the speakers, the majority of Members expressed the view that the application be approved as recommended subject to the amendments as discussed to conditions 18 and 21; the S106 legal agreement to require a feasibility study in regards to the

need for a signalled pedestrian crossing on Preston Street and funding for those works if identified as feasible and beneficial; and conditions 6 & 7 to be amended as they both refer to the same thing.

RESOLVED:

Grant planning permission in accordance with the officer's recommendation in the report to the 23 November 2017 Committee meeting subject to:

- A S106 legal agreement in accordance with the heads of terms set out in the report to the 23 November 2017 Committee meeting as amended by paragraph 17 of this report and with an additional obligation to require a feasibility study in relation to the need for the pedestrian crossing on Preston Street to be signalled and funding for those works if identified as feasible and beneficial;
- The conditions set out in the report to the 23 November 2017 Committee meeting;
- Condition 21 to be amended as follows:

No more than 150 dwellings shall be occupied on the development hereby approved with no more than 175 dwellings under construction unless and until the access to London Road as shown on the approved plan is completed and available to public traffic. No construction traffic access for the proposed development shall be from Preston Street once the proposed London Road access is open and available for public use.

Reason: In the interests of highway safety and to protect the amenity of residents in the vicinity of Preston Street;

- Condition 18 to be amended as follows:

Prior to the commencement of development full engineering details of the traffic calming measures shown indicatively on Drawing No.21643-08-020-07 Rev B together with a phasing plan for the works shall be submitted to and approved in writing by the Local Planning Authority; the traffic calming works shall be fully implemented in accordance with the agreed details and no later than the date of occupation of the 150th dwelling built within the development:

Reason: To provide the traffic calming measures being introduced along Preston Street and Portland Crescent as part of a coordinated scheme; and

- Conditions 6 & 7 to be tidied up as they both refer to the same thing.

104 Proposed Retail Unit East Of Unit 8 Meole Brace Retail Park, Shrewsbury - 17/00405/FUL

Councillor Ted Clarke as local ward Councillor vacated the Chair. Councillor Nat Green as Vice-Chairman presided as Chairman for this item.

Councillor Tony Parsons as local ward Councillor left the table during consideration of this item, took no part in the debate and did not vote on this item.

The Area Planning Manager introduced the application for the removal of existing structures and construction of an A1 (retail) unit; all associated works including car park alterations, access, servicing and landscaping and explained that at the Central Planning Committee meeting held on 21st December 2017, Members resolved to defer the application for further information in relation the estimated additional vehicle movements; the timing of the traffic survey; access of emergency vehicles; and the implementation of improvement works within the retail park approved under a separate planning application.

Having considered the submitted plans Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions as set out in Appendix 1 of the report to the 21 December 2017 Committee meeting.

105 Land Off Greenfields Recreation Ground, Falstaff Street, Shrewsbury - 17/05234/FUL

The Technical Specialist Planning Officer introduced the application for Erection of 17 dwellings (including 2 affordable) to include new access road and associated parking (amended description). The Technical Specialist Planning Officer drew Members' attention to the Schedule of Additional Letters which included a letter from a local resident regarding the size of the root protection area for the Lime tree T1 being incorrect and a response from the County Arboriculturalist. It was explained that due to the response from the County Arboriculturalist the Officer's recommendation had been amended to deferral of the application to allow further discussion in relation to the tree survey and an amended site layout if necessary as a result.

Members unanimously expressed their support for the Officer's recommendation.

RESOLVED:

That consideration of the application be deferred to a future meeting of this Committee for further discussion in relation to the tree survey and an amended site layout if necessary as a result.

106 Proposed Mixed Use Development Barker Street, Shrewsbury - 17/05171/FUL

In line with his declaration at Minute 102, Councillor Dean Carroll left the room during consideration of this item, took no part in the debate and did not vote on this item.

The Technical Specialist Planning Officer introduced the application under Section 73A of the Town and Country Planning Act 1990 for the erection of two 4 storey blocks and a 3 storey infill block for mixed use including student accommodation, A1 (retail), A2 (professional and financial services), B1 (offices) and D1 (non-residential institutions such as crèches, day nurseries and premises for education and medical

or health services) with ancillary cycle and bin storage areas, car parking and new vehicular access on to St Austin's Street (amended description).

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Nat Green addressed the Committee in support of the application as the local ward Councillor and then left the table, took no part in the debate and did not vote on this item.

Having considered the submitted plans and listened to the comments made by the speaker, Members unanimously expressed their support for the Officer's recommendation

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions as set out in Appendix 1 of the report. Delegated Powers granted to Officers to issue the decision notice following expiry of the revised consultation period (providing that no new material issues are raised).

107 Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury - 17/06119/FUL

The Area Planning Manager introduced the application for the change of use of former tennis courts to form additional council staff car parking for a temporary period of up to 2 years and confirmed that Members had undertaken a site visit this morning to assess the impact of the proposed development on neighbouring properties and the surrounding area. Members' attention was drawn to the Schedule of Additional Letters and an additional representation from the applicant which had been circulated to the Committee.

In accordance with the Local Protocol for Councillors and Officers dealing with Regulatory Matters (Part 5, Paragraph 15.1), Councillor Hannah Fraser addressed the Committee as the local ward Councillor, made a statement and then left the table, took no part in the debate and did not vote on this item. During her statement, a number of points were raised including the following:

- There was obviously not enough parking at the Shirehall but more emphasis should be placed on car sharing, cycling and walking to work;
- The Council was not committed to sustainable transport measures; and
- There had been interest shown recently from a junior football club to develop a 3g sports pitch on the tennis court site.

Having considered the submitted plans and listened to the comments made by the speaker the majority of Members expressed their support for the Officer's recommendation but asked the applicant to accelerate the work to carry out a transport assessment to address the parking issues at Shirehall.

RESOLVED:

That planning permission be granted as per the Officer's recommendation subject to the Conditions as set out in Appendix 1 of the report and an informative to ask the applicant to accelerate the work to carry out a transport assessment to address the parking issues at Shirehall.

108 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the Central area as at 15th February 2018 be noted.

109 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the Central Planning Committee be held at 2.00 p.m. on Thursday, 15th March 2018 in the Shrewsbury Room, Shirehall, Shrewsbury, SY2 6ND.

Signed (Chairman)

Date: